

# PLANNING COMMISSION REPORT



MEETING DATE: October 26, 2005

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Pinnacle Peak Place - 7-AB-2005**

REQUEST Request to consider the following:

1. Abandon the existing 110-foot wide right-of-way of Desert Highlands Drive from Pima Road east approximately 800 feet to allow realignment of Desert Highlands Drive.

**Related References:**

Case 21-PP-2004 pertains to the Pinnacle Peak Place preliminary plat.

OWNER The Pivotal Group  
602-956-7200

APPLICANT CONTACT John Berry  
Berry & Damore, LLC  
480-385-2727

LOCATION Northeast corner of Desert Highlands Drive & Pima Road



BACKGROUND **Background/Context.**  
This portion of Desert Highlands Drive lies at the east side of the intersection of Desert Highlands Drive and Pima Road and provides primary access to the Desert Highlands subdivision.

*Adjacent Uses:*

North: Vacant, planned for single-family residential, zoned R1-70 ESL

East: Single-family residential, zoned R1-18 ESL

South: Vacant, planned for single-family residential, zoned R1-70 ESL

West: Pima Road and single-family residential, zoned R1-70 ESL

APPLICANT'S PROPOSAL **Goal/Purpose of Request.**  
This is a request to abandon a portion of Desert Highlands Drive directly east of the Pima Road intersection. The abandonment of this right-of-way is in conjunction with a new subdivision plat that realigns Desert Highlands Drive to the north so that it aligns with Yearling Road on the west side of Pima Road. The realignment will provide for a safer intersection at Pima Road.

IMPACT ANALYSIS **Community Impact.**  
The proposal provides for a new right-of-way dedication in exchange for the existing right-of-way to allow Desert Highlands Drive on the east side of Pima Road to align with Yearling Road on the west side of Pima Road. The

realignment will provide for a safer intersection at Pima Road.

The abandoned right-of-way will be assumed by the adjacent respective property owner and will become property to be incorporated into future development (Pinnacle Peak Place subdivision). A public access and utility easement will be reserved until the new roadway is constructed as part of the Pinnacle Peak Place subdivision.

**Community Involvement.**

The site has been posted and the surrounding property owners within 750 feet of the site have been notified. The applicant continues to have meetings with area residents to discuss the Pinnacle Peak Place subdivision. The Desert Highlands subdivision supports the abandonment as long as access will be maintained with the new street alignment. There have been no letters responding to this application, and there has been general support for the realignment of the roads at the Pima Road intersection.

**Departmental Responses.**

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval of the abandonment of the public street, subject to the following stipulation:


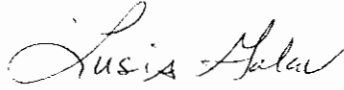
1. Adoption and recordation of the abandonment resolution shall occur after the Desert Highlands Drive realignment roadway improvements have been constructed and approved by the City. This stipulation shall be satisfied within two (2) years of the approval of this action.

RESPONSIBLE  
DEPT(S)  
STAFF CONTACT(S)

**Planning and Development Services Department**

Tim Curtis, AICP  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Tim Curtis, AICP  
Report Author  
\_\_\_\_\_  
Lusia Galav, AICP  
Current Planning Director

**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. Pinnacle Peak Place Preliminary Plat
7. City Notification Map

# CASE 7-AB-2005

## Department Issues Checklist

### Transportation

#### ☒ **Support**

The proposal will realign Desert Highlands Drive on the east side of Pima Road to match the alignment of Yearling Road on the west side of Pima Road, which will create a safer intersection at Pima Road. A public access easement will be reserved until the new roadway is constructed as part of the Pinnacle Peak Place subdivision.

### Trails

#### ☒ **Support**

The Trail Master Plan has no requirement for a trail in this right-of-way.

### Adjacent Property Owner Notification

#### ☒ **Support**

Surrounding property owners were notified and Desert Highlands supports the abandonment as long as access will be maintained with the new street alignment. There has been general support with the realignment of the roads at the Pima Road intersection.

### Public Utilities

#### ☒ **Support**

Letters of support from the affected public utility companies are on file with the City of Scottsdale, subject to a public utility easement reservation for any utilities until the new roadway is constructed as part of the Pinnacle Peak Place subdivision.

### Emergency/Municipal Services

#### ☒ **Support**

This request does not impact the ability to provide emergency or other municipal services to the adjacent properties or surrounding area. Access will be maintained with the new street alignment.

### Water/Sewer Services

#### ☒ **Support**

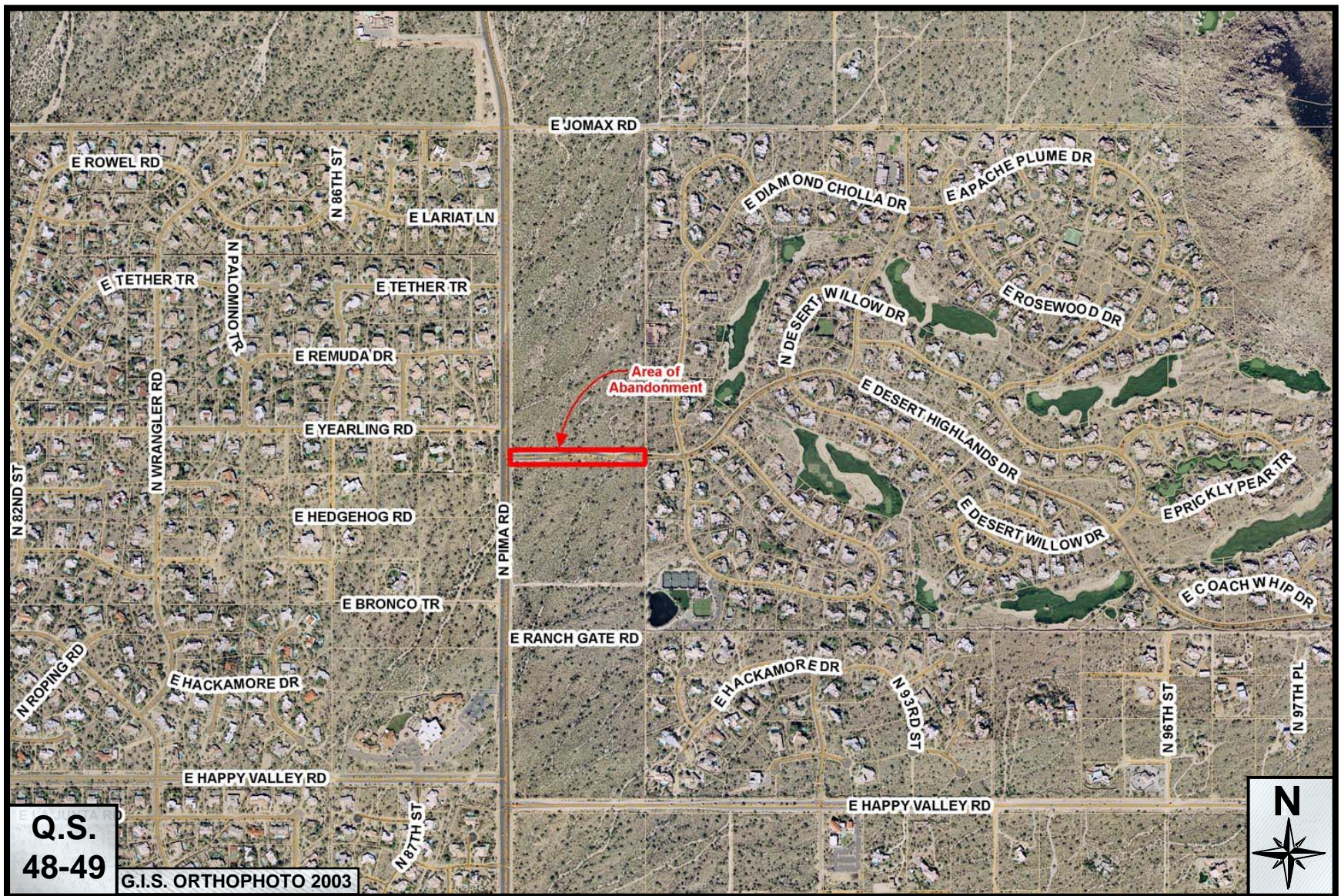
The abandonment will have no impact on water or sewer services.

### Drainage

#### ☒ **Support**

The abandonment will have no impact on drainage.





Pinnacle Peak Place

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ATTACHMENT #2





Q.S.  
48-49

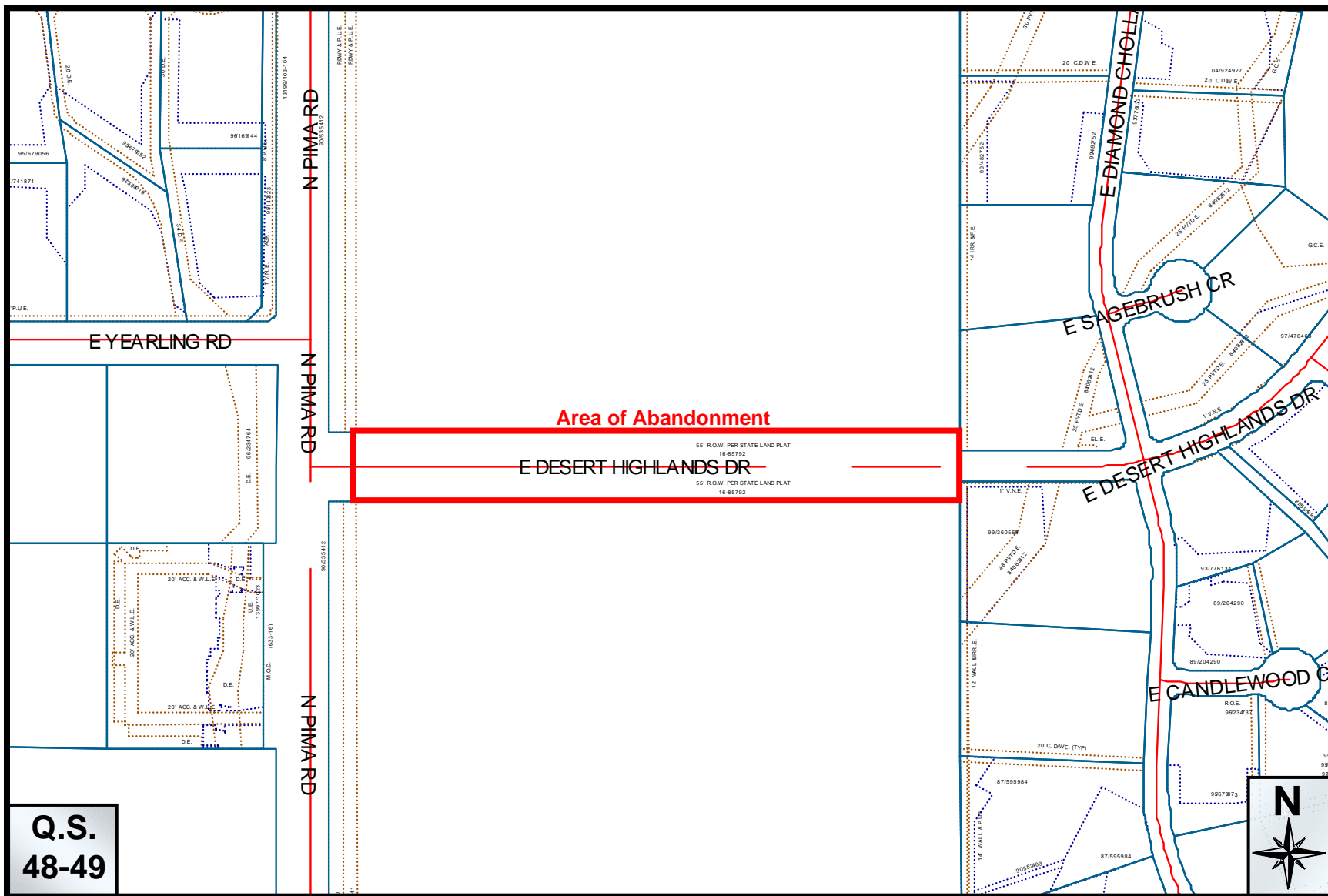
G.I.S. ORTHOPHOTO 2003

Pinnacle Peak Place

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ATTACHMENT #3



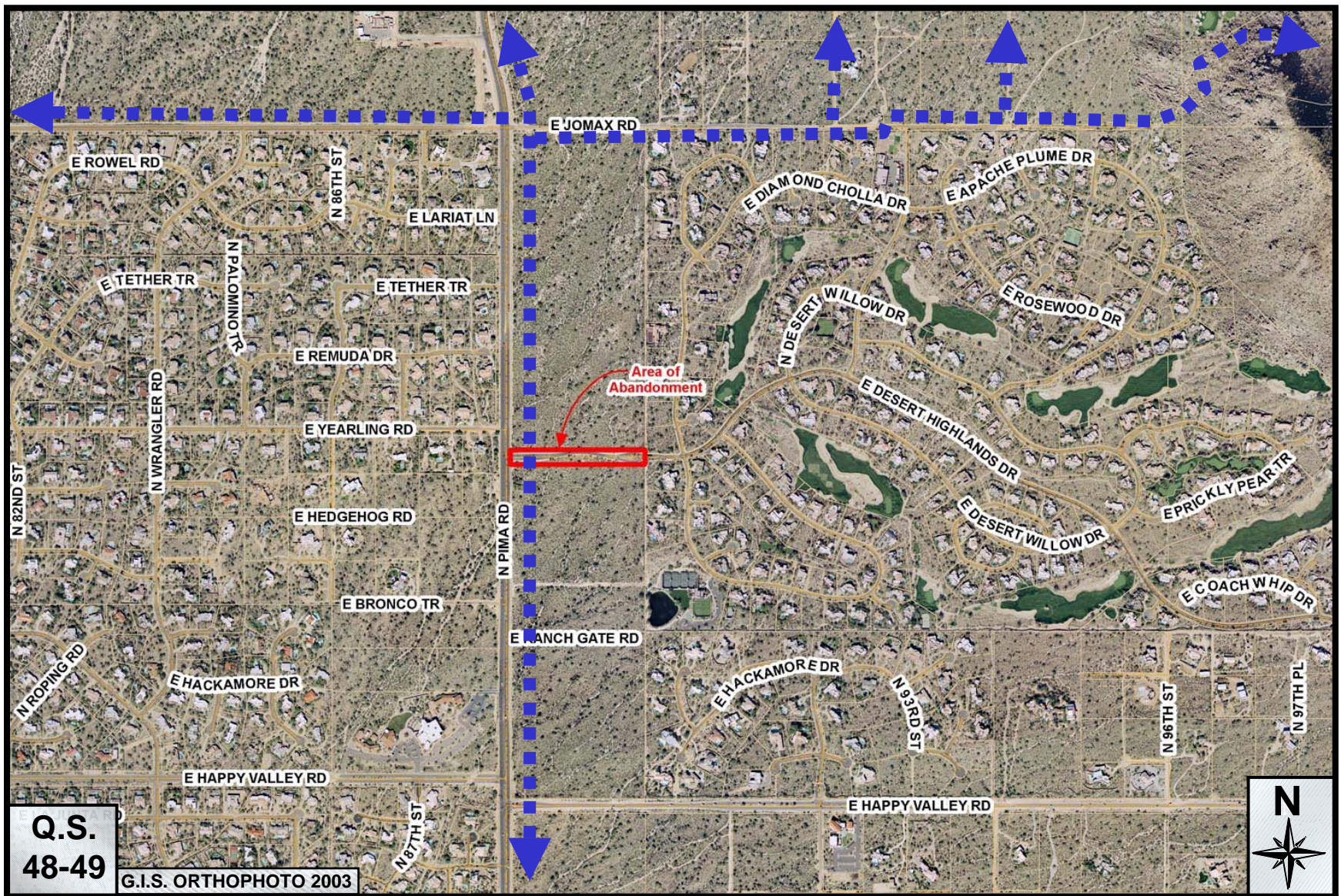


Pinnacle Peak Place

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Easements & Right-of-Way  
ATTACHMENT #4





Pinnacle Peak Place

Master Planned Trails

7-AB-2005

ATTACHMENT #5



# PRELIMINARY SITE PLAN DATA

Project Location: NEC of Shea Boulevard & 136th Street

Site Acreage (Gross) 124 ac (+/-)

No. of Residential Units 80

Density 0.65 du/ac

Existing Zoning R1-43 ESL & R1-70 ESL

Open Space: Required NAOS 32.9 Ac  
Provided NAOS 42.3 Ac

R1-43 ESL Setbacks (per amended dev. stds):  
Min. Lot Area 32,250 Sq. Ft.  
Front 30 Ft.  
Side 15 Ft.  
Rear 27 Ft.

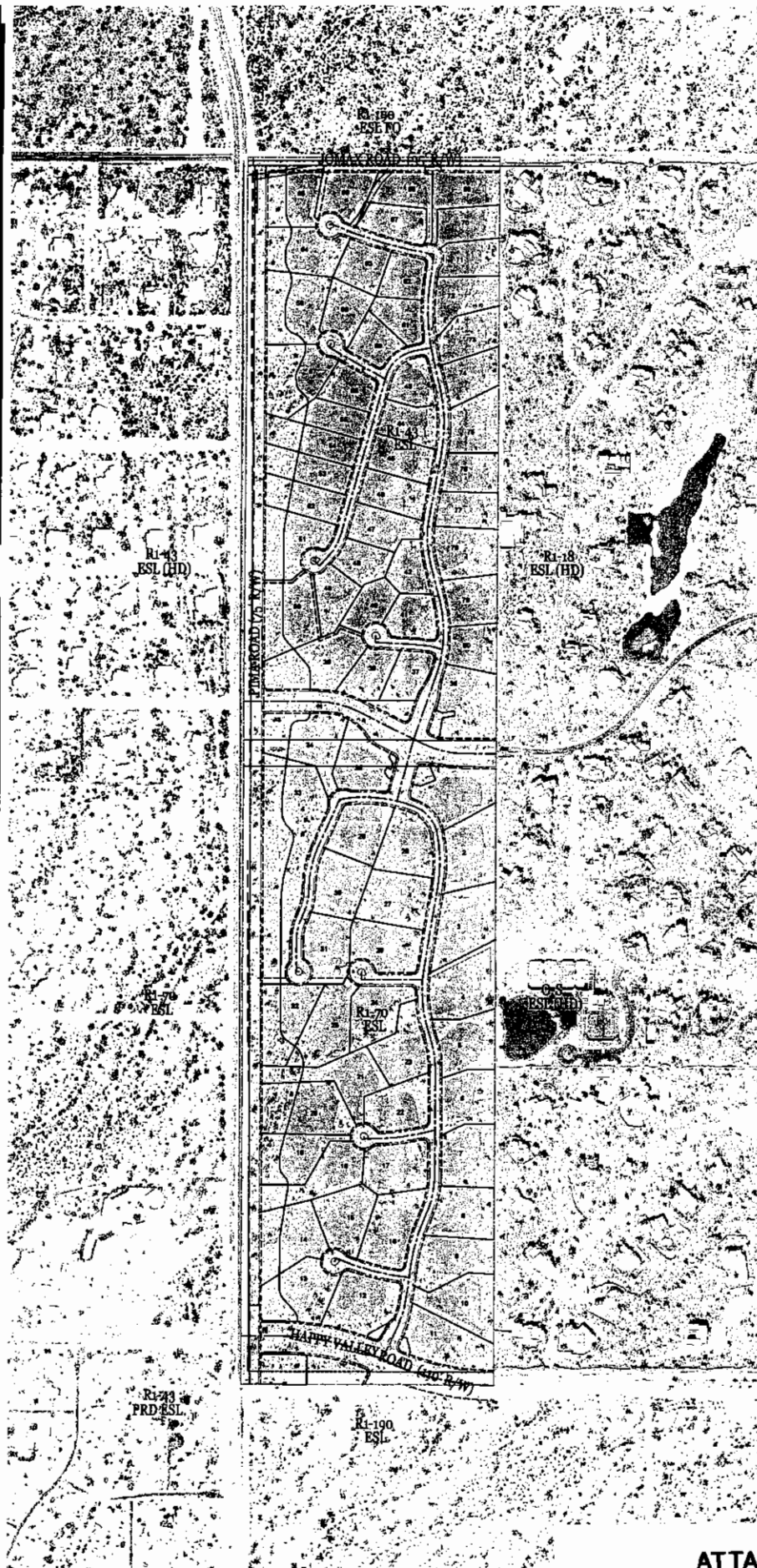
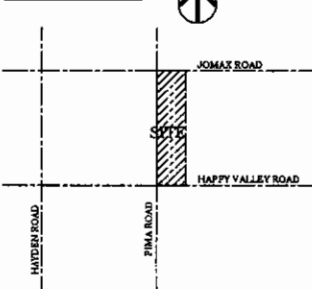
R1-70 ESL Setbacks (per amended dev. stds):  
Min. Lot Area 52,500 Sq. Ft.  
Front 45 Ft.  
Side 22.5 Ft.  
Rear 45 Ft.

Project Phasing Phase 1 of 1

Owner: Pivotal Group  
2555 E. Camelback Road, Ste 700  
Phoenix, AZ 85016

Applicant: LVA Urban Design Studio  
7502 E. Main Street  
Scottsdale, AZ 85251  
PH. 480.994.0994  
Contact: Steven Voss

## VICINITY MAP



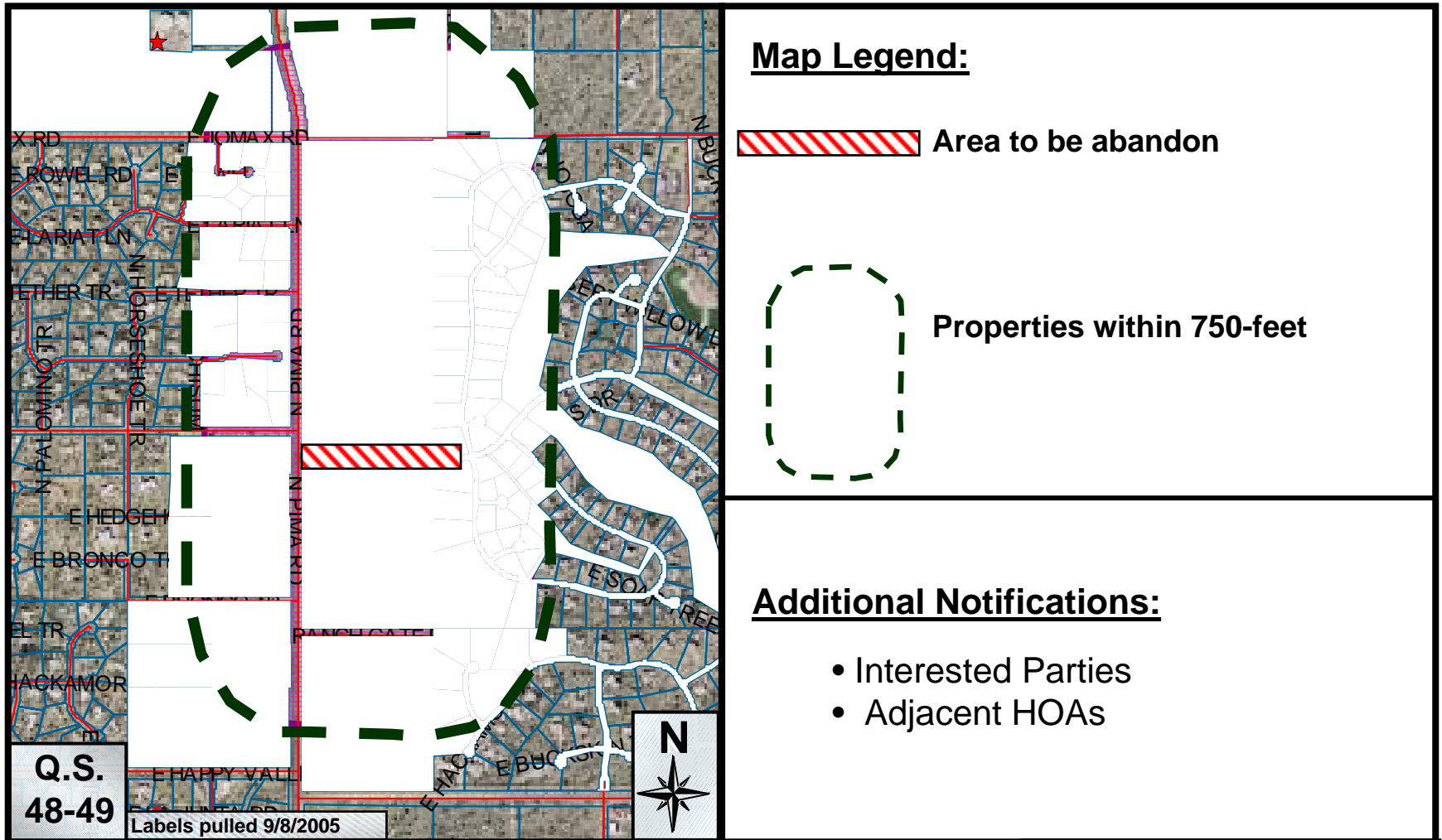
ATTACHMENT #6

CONTEXT AERIAL & CONTEXT SITE PLAN

**PINNACLE PEAK PLACE** SCOTTSDALE, ARIZONA  
(NEC of PIMA ROAD & HAPPY VALLEY ROAD)



# City Notifications – Mailing List Selection Map



Pinnacle Peak Place

**7-AB-2005**

ATTACHMENT #7